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ACTING CITY MANAGER
DOUGLAS A. SELBY

July 18, 2002

Mr. Howard Johnson
3340 North Rancho Drive
Las Vegas, Nevada 89130

RE: U-0052-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 17, 2002

Dear Mr. Johnson:

The City Council at a regular meeting held July 17, 2002 APPROVED the request for a Special Use Permit TO ALLOW AN OPEN AIR VENDING/TRANSIENT SALES LOT on property located at 3200 North Rancho Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2002. This approval is subject to:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. This Special Use Permit shall be reviewed in one (1) year, at which time the City Council may require the open-air vending/transient sales lot use be discontinued. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that use be discontinued.
3. Any outside storage kept in conjunction with this use shall conform to the requirements set forth in Subchapter 19A.04.040 of the Las Vegas Zoning Code.
4. Conformance to the site plan as amended by the conditions herein.
5. All parking areas shall be paved and appropriately marked in accordance with the requirements of Chapter 19A.10 of the Las Vegas Zoning Code.
6. A minimum 15 foot wide landscape planter shall be placed along the Rancho Drive property line, and shall include minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the provided planter.

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RDR-11344

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site.
11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Also, the proposed driveway accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
13. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.
14. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Melanie Ambrose
Sensation Spa of Nevada
3340 North Rancho Drive
Las Vegas, Nevada 89130

Ms. Melanie Ambrose on behalf of
Dave Maddox
2440 Willow Road
Arroyo Grande, California 93470

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